

2506 W MAIN STREET

14,782 SF BOUTIQUE OFFICE BUILDING **FOR SALE** | HOUSTON, TEXAS

RIVER OAKS / UPPER KIRBY DISTRICT



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CBRE



2506 W MAIN STREET

14,782 SF BOUTIQUE OFFICE BUILDING FOR SALE

BUILDING AREA:	14,782 SF
LAND AREA:	9,409 SF
LOCATION:	River Oaks/Upper Kirby District
PRICE:	\$6.0 M
YEAR BUILT:	2014
LEVEL 1:	Lobby & Garage Parking
LEVEL 2:	Garage Parking
LEVEL 3:	Office Space (5,313 SF)
LEVEL 4:	Office Space (5,313 SF)
LEVEL 5:	Office Space (4,156 SF) & Balcony
OpEx/CAM:	\$14.01/SF (mgmt. fee not included)
VALET SERVICE:	\$5.04/SF (optional)

PROPERTY HIGHLIGHTS

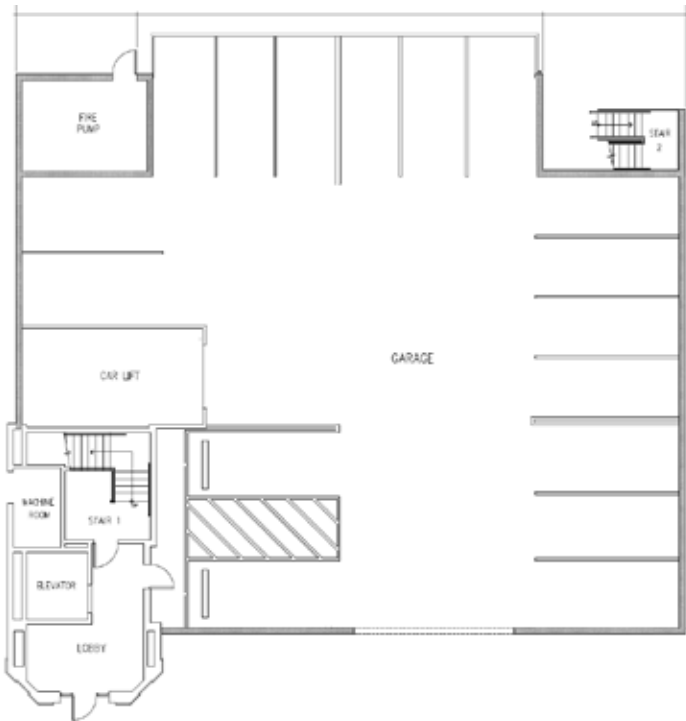
- Building signage is visible from Kirby Drive.
- W Main Street and Kirby Drive is a signalized intersection for convenient ingress and egress.
- Walking distance to restaurants including Carrabba's, Grace's, Mia's, Whole Foods, Fleming's Prime Steakhouse, Eddie V's Prime Seafood and Cru Wine Bar.
- Close proximity to premier shopping and retail centers including West Ave, Highland Village, Rice Village and River Oaks District.

PARKING INFORMATION

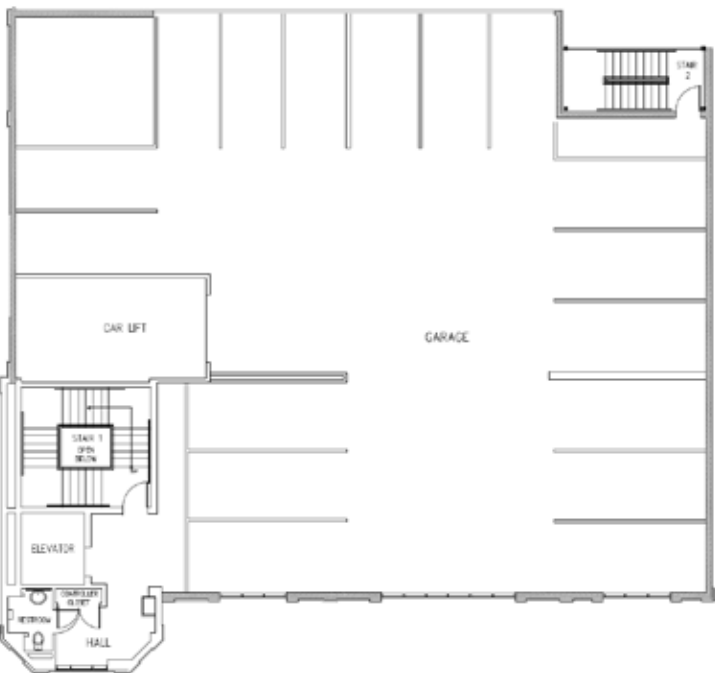
2.5-3.0 spaces/1,000 SF

- Two-story garage with parking elevator
- 34 garage spaces
- 3 surface spaces
- Street parking available
- Valet service on-site to increase parking space capacity
- 2nd floor of garage used to host parties and private events

FLOOR 1: Lobby and Garage Parking



FLOOR 2: Garage Parking



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HOUSTON, TEXAS

SPACE HIGHLIGHTS

- 3 stories of office space (floors 3-5)
- Elevator service to each floor
- High-end interior finishes throughout common areas, lobbies, conference rooms, bathrooms and kitchens
- Floor-to-ceiling glass windows
- Mix of open concept work areas and private offices
- Floor 3 includes a large conference room with a folding partition system to divide room in half
- Floor 5 includes a rooftop balcony with 360 degree views of Houston

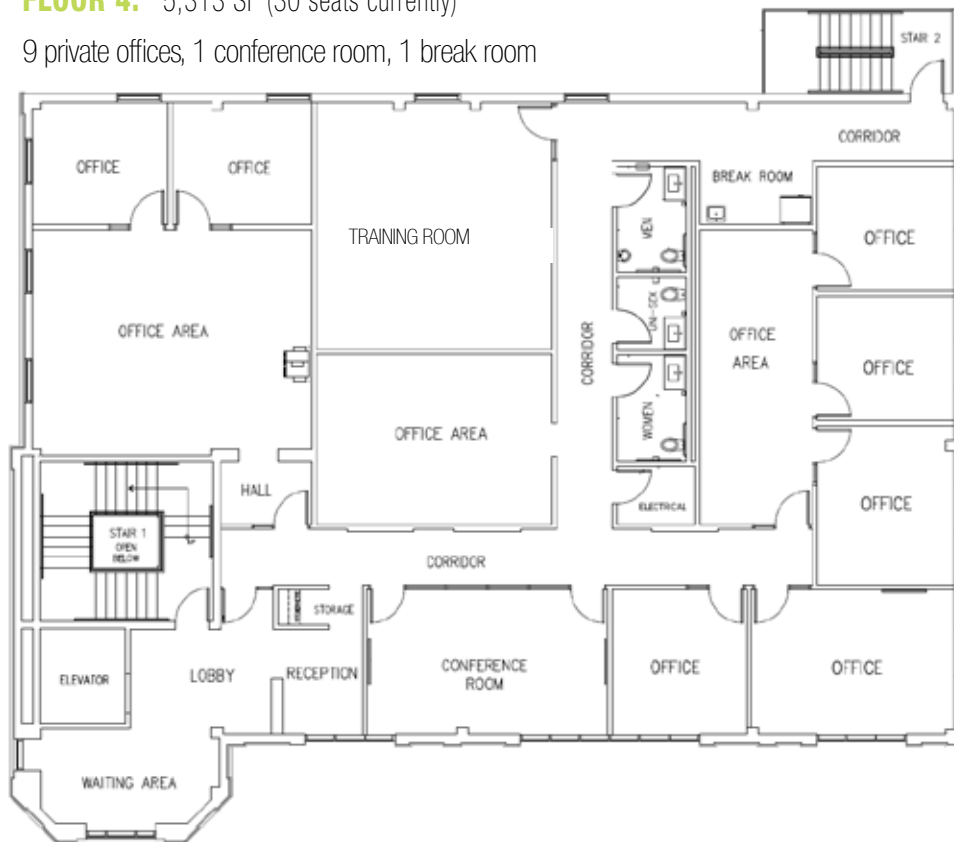
FLOOR 3: 5,313 SF (30 seats currently)

7 private offices, 2 conference rooms, 1 break room



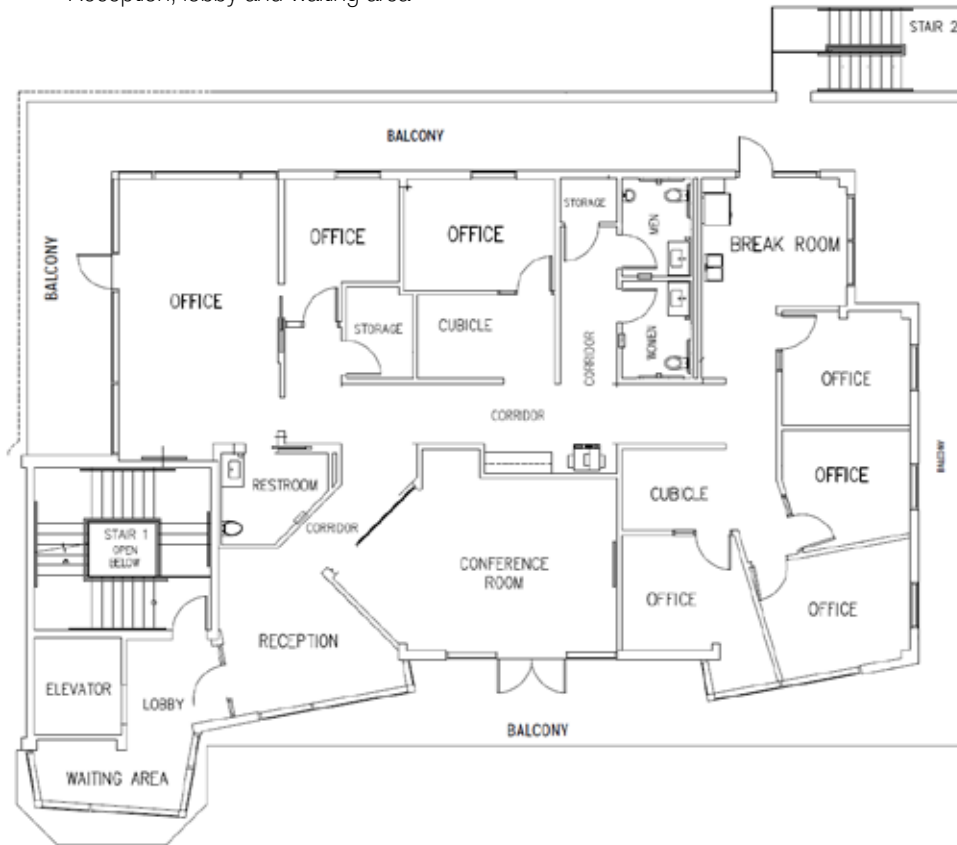


FLOOR 4: 5,313 SF (30 seats currently)
9 private offices, 1 conference room, 1 break room



FLOOR 5: 4,156 SF (12 seats currently)

- Unique top floor with a wrap-around balcony
- Large executive office with a full-sized bathroom and shower
- 7 private offices
- 1 conference room
- 1 break room
- Reception, lobby and waiting area

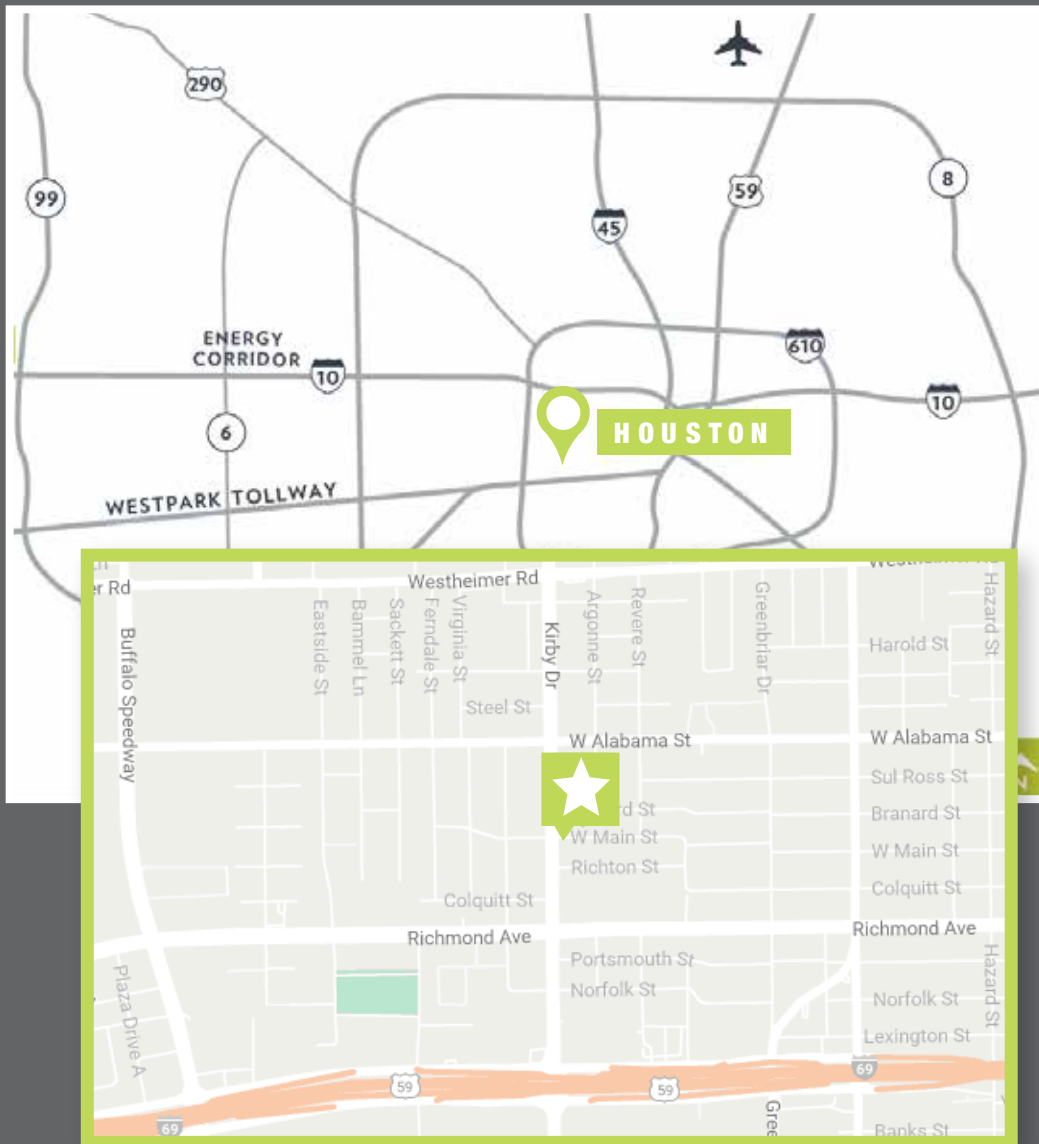




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PURCHASE OPPORTUNITY IN RIVER OAKS/UPPER KIRBY DISTRICT



LOCATION

- Located between W. Alabama Street and Richmond Avenue, near Kirby Drive
- Visibility from Kirby Drive
- Convenient access to I-69/US-59 providing access to I-10, I-45, 610, HWY 288 and Westpark Tollway
- Close proximity to: Greenway Plaza, Downtown Houston and the Galleria

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